

24
Send tax notice to: Frank H. Brockson
4357 Heritage View Road
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Birmingham, Al. 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

One Hundred Twenty Seven Thousand Two Hundred Forty Five and no/100 (\$127,245.00)--Dollars

to the undersigned grantor, Harbar Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Frank H. Brockson & April N. Brockson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 31, according to the Survey of Heritage Oaks, as recorded in Map
Book 11, page 23 A & B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to restrictions, building lines, easements and rights of way for Alabama
Power Company of record.

The grantor does not warrant title to minerals and mining rights.

\$114,500.00 of the purchase price recited above was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

BOOK 264 PAGE 105

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 NOV -1 AM 10:18

Thomas A. Shandley, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 12.00
2. Mig. Tax -----	\$ 0.50
3. Recording Fee -----	\$ 3.00
4. Indexing Fee -----	\$ 0.00
5. No Tax Fee -----	\$ 1.00
6. Certified Stamp Fee --	\$ 0.00
Total -----	\$ 19.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its VicePresident, Denney Barrow
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of October 19 89

ATTEST:

HARBAR CONSTRUCTION COMPANY, INC.

By

Denney Barrow

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, Larry L. Halcomb
State, hereby certify that Denney Barrow

whose name as Vice President of Harbar Construction Company, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 30th day of October

19 89

Larry L. Halcomb

Notary Public